

179.0

0004

0023.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

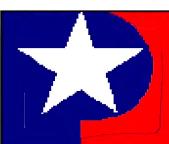
736,800 / 736,800

USE VALUE:

736,800 / 736,800

ASSESSED:

736,800 / 736,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
477		APPLETON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: IBANESCU MIHAI	
Owner 2: IBANESCU SIMONA TEMEREANCA	
Owner 3:	

Street 1: 477 APPLETON ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: MORAN MICHAEL -	
Owner 2: BUCKLEY JESSICA -	

Street 1: 477 APPLETON ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .096 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1954, having primarily Vinyl Exterior and 1496 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	
n	
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact

No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	4186	Sq. Ft.	Site	0	70.	1.30	6									381,905						381,900	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4186.000	354,900		381,900	736,800		121674
Total Card	0.096	354,900		381,900	736,800	Entered Lot Size	GIS Ref
Total Parcel	0.096	354,900		381,900	736,800	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	492.68	/Parcel: 492.68	Land Unit Type:	Insp Date
							01/17/17

PREVIOUS ASSESSMENT								Parcel ID	179.0-0004-0023.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	354,900	0	4,186.	381,900	736,800		Year end	12/23/2021
2021	101	FV	345,100	0	4,186.	381,900	727,000		Year End Roll	12/10/2020
2020	101	FV	345,100	0	4,186.	381,900	727,000	727,000	Year End Roll	12/18/2019
2019	101	FV	259,500	0	4,186.	376,500	636,000	636,000	Year End Roll	1/3/2019
2018	101	FV	259,500	0	4,186.	289,200	548,700	548,700	Year End Roll	12/20/2017
2017	101	FV	238,600	0	4,186.	272,800	511,400	511,400	Year End Roll	1/3/2017
2016	101	FV	238,600	0	4,186.	251,000	489,600	489,600	Year End	1/4/2016
2015	101	FV	229,000	0	4,186.	234,600	463,600	463,600	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif						
MORAN MICHAEL,	71605-537	1	9/12/2018		780,000	No	No							
ANANDARAM RAVIS	69113-73		4/7/2017		650,000	No	No							
NIKOLAKIS NIKOS	51597-531		8/21/2008		430,000	No	No							
LONDONO CARMINA	26363-561		5/31/1996		201,800	No	No	Y						

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment				Date	Result	By	Name									
10/4/2018	1455	Redo Bat	18,000	C								4/16/2019	SQ Returned	JO	Jenny O									
10/7/2013	1482	Redo Kit	7,970	C								2/22/2018	SQ Returned	EMK	Ellen K									
												1/17/2017	Measured	DGM	D Mann									
												1/29/2014	Info Fm Prmt	EMK	Ellen K									
												10/18/2008	Meas/Inspect	197	PATRIOT									
												3/3/2000	Inspected	276	PATRIOT									
												12/23/1999	Mailer Sent											
												12/22/1999	Measured	264	PATRIOT									
												7/24/1993		KT										

Sign: VERIFICATION OF VISIT NOT DATA / /

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH								
Type: 05 - Garrison	1	Rating: Good	Full Bath: 1	A Bath:	Rating:	PDAS:			4	30							
Sty Ht: 2 - 2 Story			3/4 Bath:		Rating:												
(Liv) Units: 1	Total: 1		A 3QBth:		Rating:												
Foundation: 1 - Concrete			1/2 Bath: 1		Rating: Good												
Frame: 1 - Wood			A HBth:		Rating:												
Prime Wall: 4 - Vinyl			OthrFix:		Rating:												
Sec Wall: 8 - Brick Veneer	15%																
Roof Struct: 1 - Gable																	
Roof Cover: 1 - Asphalt Shgl																	
Color: WHITE w/ BRICK																	
View / Desir:																	
GENERAL INFORMATION			OTHER FEATURES			RESIDENTIAL GRID			SKETCH								
Grade: C - Average						1st Res Grid	Desc: Line 1	# Units 1	4	30							
Year Blt: 1954	Eff Yr Blt:		Kits: 1	Rating: Very Good													
Alt LUC:	Alt %:		A Kits:		Rating:												
Jurisdct:	Fact: .		Fpl: 1		Rating: Good												
Const Mod:			WSFlue:		Rating:												
Lump Sum Adj:																	
INTERIOR INFORMATION			CONDOS INFORMATION			REMODELING			RES BREAKDOWN								
Avg Ht/FL: STD			Location:			Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wal 1 - Drywall			Total Units:			Interior:	1	7	3								
Sec Int Wall:	%		Floor:			Additions:											
Partition: T - Typical			% Own:			Kitchen:											
Prim Floors: 3 - Hardwood			Name:			Baths:											
Sec Floors:	%					Plumbing:											
Bsmnt Flr: 12 - Concrete						Electric:											
Subfloor:						Heating:											
Bsmnt Gar:						General:											
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 3 - Forced H/W																	
# Heat Sys: 1																	
% Heated: 100	% AC: 100																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
CALC SUMMARY			COMPARABLE SALES			REMODELING			RES BREAKDOWN								
Basic \$ / SQ: 140.00			Rate Parcel ID Typ Date Sale Price			Exterior:			No Unit	RMS	BRS						
Size Adj.: 1.35000002						Interior:			1	7	3						
Const Adj.: 1.00439954						Additions:											
Adj \$ / SQ: 189.832						Kitchen:											
Other Features: 87775						Baths:											
Grade Factor: 1.00						Plumbing:											
NBHD Inf: 1.00000000						Electric:											
NBHD Mod:						Heating:											
LUC Factor: 1.00						General:											
Adj Total: 397904						Totals											
Depreciation: 42974																	
Depreciated Total: 354931																	
MOBILE HOME			Make: [] Model: []			Serial #:			Year: [] Color: []								
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 179.0-0004-0023.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:						Total:						